

Prime Investor Jumbo Special

Higher LTVs & Better Pricing For Prime Borrowers!

We're breaking the rules on Jumbo loans! Our Prime Investor Jumbo Special is specifically designed with the following features for investors:

- ◆ No additional pricing add-ons for loans exceeding \$1 million
- ◆ 70% Loan-to-Value (LTV) for loans up to \$2 million
- ◆ 65% LTV for loans up to \$5 million
- ◆ Same LTV for cash out or purchase
- ◆ Same pricing for cash out or purchase

This Special Program Is For *Prime* Investors Only!

- ◆ At least one borrower must have the following qualifications:
 - ▶ A minimum net worth of \$2.5 million or more
 - ▶ Minimum liquid assets of \$250,000

FICO Score	Loan Amount \$1,000,001 up to \$2,000,000	Loan Amount \$2,000,001 up to \$5,000,000
740 or higher	70% Max LTV	65% Max LTV
700 - 739	65% Max LTV	60% Max LTV
700 or higher (Foreign Investor)	50% Max LTV	

- ◆ LTV is the same for owner-occupant and investor
- ◆ Call to discuss larger amounts.

Program Guidelines:

- ◆ Eligible programs - Prime Jumbo ARMs (1-, 3-, 5-, and 7-year terms) including construction-permanent loans
- ◆ Pricing - follow Prime Jumbo pricing for investor (no additional add-ons for loan size)
- ◆ Minimum 2 years employment
- ◆ Maximum DTI of 43%
- ◆ Net worth - can include real estate assets, business net worth, liquid accounts, etc.
- ◆ Liquid assets - cash, brokerage accounts, and retirement accounts are all acceptable
- ◆ Properties located in resort areas - 55% LTV or less
- ◆ Property must be fee simple 1-4 units, located in Hawaii only
- ◆ Not eligible: condotels; lava zone 1 and 2 properties; and agriculture-zoned properties

Borrowers not meeting the above guidelines can be considered under our other programs



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